

## BOROUGH GOSSIP

## Court Square.

The widening of Washington street, from the Eridge to Borough Hall Square, presents the principal difficulty to ome. The municipal buildings, cluding the new courthouse, are to be proeided for in his plan, which calls for the acquisition by the city of the Packer Institute and other land between Joralemon and Schemerhorn, Court and Clinton streets. Livingston street, between Boerum Place and Court street, according to this scheme, would be widened, and the property now owned by the Polytechnic

institute taken over by the city. The proposal allows the city sufficien com for all the proposed new public buildings arranged in present great difficulty in getting from the downtown section to Williamsburg-a comparatively short distance in a straight line is overcome in the plan by the opening of a new thoroughfare from Borough Hall square, across Myrtle avenue, Adams street, the Manhattan Bridge Plaza and other streets to Flushing avenue.

in connection with his report on the new municipal square, Mr. Bennett has submit ted plans to the committee for the estabishment of an art centre at the Prospect Park Plaza. The committee is investigating the question of land vales in that vicinity to find out whether or not it would be feas falle to acquire sufficient land there to carry out the scheme. Charles H. Fuller, president of the Brooklyn League, and Professor Franklin W. Hooper, director of the Brooklyn Institute of Arts and Sciences, approve of the plan, and it was on their suggestion that a sub-committee of five further developing it.

The proposed public market, to be known ss the Eighth Ward Market, was discussed at the last meeting of the committee. Communications from Borough President Steers and Public Works Commissioner Pounds showed that the borough administration has practically decided to abandon the site selected heretofore, as the development of the Bush Terminal docks in the vicinity have cut off from the market sita rensportation facilities which are essential. A new site bounded by the Gowanus Canal, half way between Second and Third avemes is now being considered. Brookish voters are preparing for a hard

ay's toll next Tuesday, as the election nittee, having decided on the make-up of the tickets to be used at the primaries. mounce that in a few districts the ballets will be only three or four feet long. In the typical districts the ballots will be ebeut nine feet in length. Paper manucturers heard the news with glee, but the dinary voter has fallen into despair over e poor prospect he has of voting intelsonily. The tickets will contain eight sets five of them distinct and three ctitions. The arrangement of names on be hallot will be: First, delegates to the deiary committee; second, delegates to convention; third, candidate for committee: fourth, candidates for the unty committee; fifth, delegates to the ention; sixth, delegates to the Congress district committee; seventh, dele-

The Immanuel and Bethesda Congregaficial churches decided last week to unite, and this morning will hold their first ser sice under the name of St. Mark's Church. The services will be held at the Immanuel Church building. Decatur street, near Ralph avenue, and the Rev. Thomas Bell, former pastor of Bethesda Church, will preach.

### SALES OF BRONX PROPERTIES.

story house No. 1015 Trinity avenue, northwest corner of 165th street, to Martin hatian. Schroeder, who gives in part payment the two family dwelling house No. 1538 Bryant avenue; also sold for Katherine A. Lavelle the two family brick house No. 1151 Longfellow avenue to Fran Fischer, who gives in part payment lots in New Jersey and Long Island; sold for William H. Harden hine acres at Oakdale, Long Island, to F. C. elinger, who gives in part payment eight lds at Throg's Neck; also sold for William H. Harden his 105-acre farm at Turmerville, Conn., to a client, taking in payment loss at Hawthorne, N. Y.; also sold for Frank P. Bastone to Elizabeth J. O'Connor the two family detached house No. 1527 Bryant avenue, which he purchased from A. Harrington last week through Mr. Lopard.

#### SUBURBAN SALES.

The W. J. Rich Development Company reports the following sales: Plot of four lots on the south side of Large avenue, Hillsdale, N. J., to Thomas Groundwater, of Brooklyn, who will erect a \$7,500 home; also to George A. Belinge, a seven room cottage on the south side of Large avenue; to H Kantor, of Brooklyn, four lots at the corner of Cross and Magnolla avenues for a house on Conklin avenue for occupancy. Wood, Harmon & Co. have sold a plot of

Mix lots at the southeast corner of Graves end and Eighteenth avenues to the Sherman Construction Company, which will at once erect a four story apartment house on the Eighteenth avenue, at a cost of between .150,000 and \$50,000. The cost of the plot is said to have been in the neighborhood of \$25,000. Among other sales in the Ken-Mington Park district by Wood, Harmon & Ce. were one lot on Eighteenth avenue, near on Eighteenth avenue, near East 46th street, to William Schwarzer, and a lot in to S. M. King.

Wood, Harmon & Co. also report the folloning sales at Rugby. Two lots on Linden avenue near Schenectady avenue, to E. B. McDonald, two lots at the northeast terner of Snyder and Troy avenues, to Marie F. Carroll; two lots at the southeast toner of Snyder and Troy avenues, to James H. Carroll: two lots at the northeast terner of Linden avenue and East 39th Street, to A. D. Darby, and a lot on East th street, near Snyder avenue, to H. S.

tract of forty-six acres, with large dwelling bruse, situated at Franklin Park, N. J., to the Kline Realty Company. The property is fight at the station. The same brokers have sold for John Stovali a farm of fourtien acres, Jocated between Metuchen and

The Stripes-Hodges Company has sold the place on Wednesday evening. exelling house No. 125 Glenwood avenue, Yeakers, N. Y., to George W. Northridge, of Brooklyn, for \$25,000. The same company has sold a fourteen acre farm at Darlen.

Conn., to Mrs. Guy Phillips for \$14,000. B. Faunce has sold the two and

Braumstein have sold for a client to C. a member of Troop C. Gelwater for occupancy a house on plot sex in feet in Elinsford, Westchester County.

BROOKLYN SOCIETY

#### New Park from Old Bridge to Weddings, Engagements and Announcements.

Bridge to Court Square, is planted by Edward H. Bennett, the archi-The wedding of Miss Elizabeth Stewart planned by Edward R. Bennett, the archi-tect engaged by the Committee on City tan. Saturday, April 20, but further details cannot yet be announced, as Miss Claffin is still in the South,

> One of the most important Easter weddings announced up to date will be that on Thursday, April 18, of Miss Lucy Brace Pratt and Leonard Edward Fackner, son Mr. and Mrs. Edward Fackner, of Brooklyn. The ceremony will take place at 8 o'clock at the home of the bride's parents, Dr. and Mrs. William H. B. Pratt, No. 94 Sixth avenue. A small reception will fol-

Miss Marilla Houghton Pratt will be her ister's maid of honor. The bridesmaids are to be Miss Jennie Copeland, of Brookyn; Miss Dorothy Fackner, sister of the oridegroom; Miss Miriam Crowell, of Dorchester, Mass.; Miss Anna D. Wight, of Glen Ridge, N. J.; Miss Harriet Love, Miss Nellie Hubbs, Miss Mary Peck and Miss Rachel Burnet, of Brooklyn.

Thomas Johnson Allen, of Manhattan, is o serve as best man, while named as ushers are William Brace Pratt, brother of the bride: Howard Boriss, of Boston; Walter Franklin and Allen L. Taylor, of this borough. Miss Pratt is a niece of Mr. and Mrs. Elliah Robinson Kennedy.

tendance. Miss Mary Westervelt will be the son of Mr. and Mrs. Henry L. Smith, the maid of honor and only attendant of No. 254 Hancock street, had as his best the bride. James Robert McLaren will be man Haroid Tiebout, Mr. and Mrs. Smith have been appointed to aid Mr. Bennett in his brother's best man, and Eversley will live at No. 59 Downing street. Childs, jr., and Harold Lloyd are to act

be that of Miss Valerie Worthington and Langdon Haywood Roper. The ceremony will take place at the Church of St. Barnabas, Irvington-on-Hudson, and a small eception will follow at the home of the bride's aunt, Mrs. William Lanman Buil. Henry F. Worthington, of No. 29 Wash-Ramilton avenue, 17th street and a point ington Square West, and is well known to white chiffen trimined with satin and point little of that sort of educational facilities to tended by Miss Gertrude Carrington, of maid of honor and only attendant of the come the largest borough in Chicago, and Mrs. Archibald Douglas. R. bride, was dressed in pink charmense and manufacturing and commerce

> Announcement has been made of the engagement of Miss Esther Glese, daughter their home at No. 135 Prospect Park West, two-fifths as much as Boston. In Brooklyn house of the co-operative type for the of the late Rev. Dr. E. F. Glese, and William E. Wheelock, of No. 75A Willow street. Miss Glese, who was formerly one of the First street, announce the engagement of much as Chicago, and one-fourteenth as syndicate. faculty at the Packer Institute, is a sister of Mrs. Clyde D. Gray, of No. 394 East 21st street, Flatbush. Mr. Wheelock is a member of the Hamilton Club.

ples to the municipal court district com- A. Cunningham, senior rector of St. George's Marion Litchfield and Mrs. Edward 1. tee; eighth, delegates to the aldermanic Church. The ceremony will take place at Patterson. noon in Trinity Cunningham, of Watertown, Conn., father Conkling Hatch, of Tarrytown; the Rev. place in June. Nicholas Lopard reports the following Malbone Birckhead, of Tuxedo; Charles transactions: Sold for Lena Erts the four Buckingham, of Watertown, Conn.; Martin about a year ago. Taylor and Lawrence Whittemore, of Man-

> The ceremony will be followed by a small and Mrs. Van Zile, No. 404 West 20th street, Chauncey, daughter of the late Samuel

ter of Mrs. Edward Albert Storey, of No. 12 South Portland avenue, and George Curtis Kip, of Jersey City, will take place at the home of the bride's mother on Wednesday, April 10. Miss Margaret Rapelje Davis, of Manhattan, will attend as maid of honor and Walter Kip will act as best man for his brother. The ribbons for the bridal party ceremony and small reception following.

her family has attended for more than a hundred years. Miss Gertrude Martense Vanderveer will be married to Harold Edward Ditmars on Tuesday, April 30. A reeption will follow at the home of her arents, Mr. and Mrs. Edward Bennett Vanderveer, No. 76 Linden avenue. Mr. Ditmars is the son of Mr. and Mrs. Isnac Edward Ditmars, of No. 227 Garfield Place. He was graduated from Harvard in 1906.

Every afternoon and evening finds the Art looms, in Montague street, where the loan exhibition for the benefit of Little Italy is being held, well filled. The various clubs dwelling house No. 358 Lexington avenue, L. K., 42; cash, \$1; E. G. \$1; anonymous and schools of the borough have arranged corner and two other store buildings on to attend, each on a certain day, when tea is served and the gathering is in the nature of an informal reception. The show has Building, at Nassau and Liberty streets, to Building, at Nassau and Liberty streets, to thinkly realized by the set critics. been so highly praised by the art critics that few are satisfied with one visit, but an aggregate rental of 855,000. return for a more thorough study of the many fine canvases displayed. The rooms are open from 12 until 6 and from 7:30 until northwest corner of Third avenue and 157th 10 o'clock, and for a nominal fee of ad- street, the sale of which by Heilner & Wolf mission one may view the paintings at his But the street, near Seventeenth avenue, lefsure. The exhibition will remain open Morris was the broker. A flathouse will be until Wednesday evening.

Mrs. E. C. Wilson, of No. 7 Middagh Maitland Gillespie, son of Mr. and Mrs. garet A. Stevens was reported on February gracing the main entrance. Wide covered street, announces the engagement of her Frederick R. Gillespie, of No. 248 West 103d street, Manhattan. Miss Wilson was graduated from Packer in 1910.

in compliment to Miss Violet Newbery whose marriage to Irving Losee is scheduled for Wednesday, Mrs. George Grote, of No. 297 West 137th street, gave a luncheon

Miss Lily Loretz, who will be married to the matter Francis J. Armstrong on Tuesday, was the guest of honor at the tea which Mrs. George Sperry, of No. 369 St. John's Place. gave on Monday. Miss Lorentz entertained the bridal party at her home, No. 131 Park

Mrs. Irving Thomas Smith, of No. 860 St. Mark's avenue, will give a bridge on Tuesday afternoon, April 16.

Mr. and Mrs. William H. Moffitt, of No. Ser-half story house No. 9 Prospect ave- 179 West End avenue, announce the en-Westwood, N. J., for a client for gagement of their daughter, Miss Ellen S. Burrows Company, has opened an office Moffitt, to J. Byron Creamer, son of Frank at No. 45 West 34th street for the trans-The Allwin Realty Company and Samuel D. Creamer, of Flatbush. Mr. Creamer is

PORTRAITS FROM LITTLE ITALY SHOW.



MISS SYLVIA LOINES. By Hamilton Easter Field.

week in the trustees' room at the institute,

the institute, made a strong plea for fur-

there were excellent examples of what a

true industrial museum should be. A col-

lection of that kind should not contain any

The director of the institute said the city

Professor Hooper said he thought the in

terest of such a museum as he proposed

would easily exceed that of any other mu-

AN APPEAL FOR CHARITY.

A young widow who has supported her

five children and her old mother since her

husband's death needs aid. If her ren!

can be paid it will be possible for her to

keep her home and children together. This

amounts to \$108 for the year. Those who

wish to assist this mother may send their

contributions, marked O-163, to the Brook

The bureau wishes to acknowledge the

fellowing amounts received from contribu-

tors who could not be reached by mail in

response to appeal marked O-158. Received

from J. P. C., \$1; Mrs. F. S., \$1; E. N. F.

\$5; Given for Christ's Sake, \$1. Received

from contributors in answer to appeal

Thorote, \$1; cash anonymous, \$1; V., \$1;

NEPONSIT'S NEW COUNTRY CLUB.

of Long Island's exclusive residence sec

tions, are watching with increasing interest

the erection of their beautiful clubhouse

which is being built on the Jamaica Bay side of Neponsit, at a cost of \$30,000. Al-

The Neponsit Club will be a two-story

structure, with a reception room, library,

dining room, billiard room and cloak rooms

on the first floor, and fourteen sleeping

rooms, each with private bath, on the sec-

ond floor. The kitchen and private lock-

basement. Altogether, the arrangement is

a most delightful one, and the inicrior will

To the east of the building tennis courts

are being laid out, while to the west and

adjacent to the club is a boat landing for

the convenience of the members who wish

Adams & Keeler sold to the Kings and

Westchester Land Company the country

nome and farm of the late Robert Hoe, robably one of the most attractive estates n Northern Westchester. It contains 45

be exquisitely furnished in hard woods.

most attractive and inviting.

The property owners of Neponsit, one

Cash anonymous, \$1; for Mrs.

ried to Archibald McLaren at 4:30 o'clock at the bome of her parents, with only relatives and close personal friends in attendance. Miss Mary Westervelt will be the maid of honor and only attendant of the Bronx and the Bronx are attended to the northwest corner of \$18.00 at the nor noon was that of Miss Ida Belle Warner

and Harry Balfe, jr., took place Monday April 30, of interest to this borough will evening at the home of the bridegroom's parents, Mr. and Mrs. Harry Balfe, No. 873 especially for the establishment of an in-St. Mark's avenue. Only relatives and a few intimate friends witnessed the ceremony, which was performed by the Rev. Father Stack, but several bundred invitations had been issued for the reception folwhite roses and greens. The bride wore Beliport, Long Island. She will be at- white orchids. Miss Anna Taylor, as the Hooper said, Brooklyn was destined to be-Clifford Black is to be the best man, and shadow lace. Her bouquet was composed the ushers will be Walter Cook, jr., of of pink roses and ferns. Thomas W. Balle the institute greater New York spent far Englewood, and Henry Fox. Mr. Roper is acted as best man, and the ushers were less for higher education per capita than in 68th street, and has an L 37.6 feet ric Gibbons, brother of the bride.

Mr. and Mrs. Baife will spend a month capita five-eighths as much as Philadelin the South and on their return will make phia, one-half as much as Chicago and

Of interest to many on the Heights will of the Academy of Music Friday, April 12, cago and Boston this borough would have which formerly stood the Poor mansion. be the marraige on Monday, April 29, of or the benefit of the House of St. Glies to spend at least \$19,000. Miss Mary Van Ziec daughter of Mr. and the Cripple. On the committee are Miss \$181,000,000, respectively.

of the bridgeroom, officiating. Bishop Greer has been seen little on the Heights, her en- sciences as chemistry, electricity and en- enth Avenue Company to A. Read. For is to give the benediction and other promi- gagement is of the greatest interest there gineering in the manner in which they in- many years the house was the home of nent clergymen will be in the chancel. The to the many old friends of her mother, fluenced the trade and prosperity of the Henry Siegel. It was recently sold at auc. George B. Corsa leased last week for the on the west side of Wadsworth avenue. bride will be attended by her sisters, Miss who, before her marriage to Truman J. city. Zile. Raymond Cunningham, a brother of Barnes, a daughter of the late General not a good industrial museum in greater quired the property several months ago W. Richman, president, the plot 150x98.9 in the avenue and 70 feet in each street. the bridegroom, will serve as best man, and Alfred C. Barnes. Miss Newberry's fiance New York. The Metropolitan Museum, to from Mr. Siegel in a trade, which also inacting as ushers will be the Rev. George is Captain W. H. Alleyne, of the Queen's Norton, of St. George's; the Rev. Roscoe Regiment. The wedding will probably take ing the arts and crafts, but in Germany

Miss Barnes was introduced to society

A former Brooklyn girl was presented at the city, either as a source of instruction the second court held at Buckingham Pal- to students or to people engaged in mandreception for relatives at the home of Mr. | ace this season. She was Miss Alice facturing and commerce. Sloan Chauncey, of the Heights, and a could well afford such a museum, as it was niece of the Misses Mary and Florence already well supplied with the Metropolitan The wedding of Miss Gladys Storey, daugh- Chauncey, of Joralemon street. She was Museum, the American Museum, the Inpresented by her mother, Mrs. Cecil Ed. stitute Museum and the public libraries. ward Bingham.

### \$700,000 34TH STREET LEASE.

Julian Benedict has leased from Edward Kupfer and others for eighteen years No. 11 West 34th street, a six story building, on will be held by Miss Jocelyn Warren and plot 25x126 feet, with a rear outlet into 25th Master Richard Combes. Only relatives and street. The amount involved is about \$700,intimate friends have been invited to the | 600. Mr. Benedict has been connected with three transactions for this property. has also sold for \$30,000 the twelve-year In the Old Dutch Church, Flatbush, which leasehold of the Warden Pell estate at No. 23 West 32d street, a five story building, on tion also includes the sale of the fee of the property to Mr. Stein. Mr. Benedict was interested in the recently reported sale of the loft building at Nos. 31 and 33 East 10th street for Daniel W. Richman. Mr. Benedict has leased from Hannah Stein for twenty years the five story flathouse No. 180 West 88th strect.

## REALTY NOTES.

Whitney Warren is the buyer of the B. R. M., 50 cents; T. C., \$1; Mrs. C., \$1 \$1; no name, \$1; L. A. W., \$2. In answer sold recently through Pease & Elliman. Osgood Pell and Clark T. Chambers have to appeal marked O-160: Ananymous, \$1; John Hanan & Son for a term of years at

The Burnett-Weill Construction Company is the buyer of the lot 25x100 feet at the was reported in yesterday's Tribune. B. erected on the site.

The William Zinsser Realty Company is ready the building is entirely inclosed and the purchaser of the dwelling house No. 126 under roof. The style of architecture is West 58th street, the sale of which by Mar- old Colonial, with tall, stately columns also transferred yesterday, title being taken

by Edward Regenhard. Members of the Bronx Industrial Bureau have begun a movement for the erection of a modern hotel in The Bronx. A committee of which E. B. Boynton, president of American Real Estate Company, is chairman, and several members of the bureau held a meeting on Friday to discuss

W. F. Randolph is the buyer of the dweling house No. 135 West 85th street, sold recently by Archibald M. Stewart through Slawson & Hobbs. The Douglas Robinson, Charles S. Brown

Company negotiated the lease of the Chapin to enjoy rowing, sailing or motorboating Home, in East 66th and 67th streets, to the Fire Department of the city. De Blois & Eldridge negotiated the sale

HOE'S WESTCHESTER FARM SOLD. of the William F. Weld property at Newport, R. I., to Dr. George L. Peabody. Milton Natkins, who for the last few years has been connected with the Willard acres, extending to the shore of Like Wac-cabur. The Brawster branch of the pro-posed New York, Westchester & Northern Railroad crosses the western boundary of the farm. The purchasers will probably subdivide. action of a general real estate business.

The United Real Estate Owners' Associ

ations will hold a meeting on Tuesday even-A quiet home wedding Wednesday after- ing at No. 110 East 59th street

A POPULAR DISTRICT

House Planned for It.

of Manhattan.

transactions.

buyers and realty students.

at heart, correlative terms.

In an address about real property

ence has shown that these business centres

become more valuable as population in-

blank page on the right hand side.

OTHER ACTIVE SECTIONS

Well Known Buyers Add to Their Midtown Real Estate Holdings.

The upper Park and Madison avenue districts and that thickly populated section of Manhattan extending from Cathedral Park- Fulton street were ever written it would be way (110th street) between Fifth and Eighth incomplete without a record of the agency avenues to the Harlem River furnished and brokerage tasks there accomplished by most of the important realty transactions Robert R. Rainey. He is one of those

Nearly all of the midtown zones, too, once gaining the confidence of owners, never were fairly busy places for brokers, build- lose it. ers and operators.

Side north of 58th street, among the par- of handling produce. cels which changed hands being a number of strongly bulk and imposing apartment houses, including the Dorchester and the Paul Jones.

Once again 51th street, a cross street of magnetic power in speculative circles, gave one of the greatest retail shopping centres on Manhattan Island.

just buy a fifty-foot plot in 57th street, anywhere between Madison and Seventh afford it, on the leading avenues and in avenues, and if you can't get more than 25 the businers centres, if it is possible. Get per cent profit from a resale of it in 1914 then there is not one realty prophet in this to help carry the property along. Experitown whose judgment has any value. Did you note last week that the volume of

business there was somewhere larger and of better quality than in the previous

At the monthly meeting of the board of

Company, is its chairman. trustees of the Brooklyn Institute, held last The committee thinks a centrally located hotel, with lodge and meeting rooms, would Professor Frank'in W. Hooper, director of be a profitable venture.

week was the Marquand house, at the ness purposes from Michael Dretcer Nos. The premises No. 106 to 117 Madison ave ther educational facilities in this city, and son avenue.

Professor Hooper said the museum should The dwelling house, which will soon be be built in Brooklyn, as Manhattan and The Bronx were already well supplied with replaced by an eleven story apartment museums, colleges, a zoological park and a Marquand at a cost of more than \$1,000,000. Miss Worthington is the daughter of Mrs. lowing. The rooms were decorated with every one from all over the country who The proposed apartment house will be built came to New York, while Brooklyn had by a syndicate organized by Herbert Lucas, architect, which bought the property the Brooklyn people of the summer colony lace. She carried lilles-of-the-valley and attract visitors. Moreover, Professor from the 11 East Sixty-eighth Street Company through Pease & Elliman. The 11 East come the largest borough in population, in Sixty-eighth Street Company took title to the property in 1909. The Marquand house is on a plot front-

the son of Mr. and Mrs. Charles Roper, of Lotter Newbery, Frank Mulvihill and Cad-most of the other large cities in the United wide extending to the centre line of the block. The total area of the plot is be-States. For instance, New York spent per tween 7,000 and 8,000 square feet. Present plans provide for an apartment

only one-tenth as much per capita was site, the land and building representing

Mrs. E. S. Van Zile, and the Rev. Gerald Helen Colt. Miss Cornella Henshaw, Miss An ideal industrial museum should de- marble front dwelling house at the southtion by Mr. Day for \$152,500.

The 106 Seventh Avenue Company accoived the loft building at No. 105 to 110 term of twenty years with renewals. Seventh avenue, with an L to 17th street. had had plans prepared for converting it building, covering the plot No. 20 to 28, having structures along Riverside Drive, It into an apartment house, although this idea ing a frontage of 125 feet, and they will also was built two and a half years ago by thing not of vital interest to the people of was subsequently abandoned.

> louses Nos. 933 and 935 Park avenue, at floors. the southeast corner of \$1st street. The building will be completed on or dwelling houses in the houses are on a plot \$1.1x160 feet. More-about December 1, and negotiations are pies a 30-foot frontage.

## In Local Real Estate Circles

Mark Rafalsky, the genial and efficient nuc, used for any business purposes. Not head of the big real estate brokerage house was there a strong art centre in Fifth ave-Another Large Co-operative bearing his name, sends each year to his in- nue north of 52d street. timate friends a leather bound block map

Retail trade has got a firm footbold in ith street, and the northward movement of stores in Fifth avenue has placed, among It is an indispensable book to builders, other things, a fine art section north of the

When the book is opened the block maps old Langham Hotel site. Among other well known prophecies made are on the left hand side and an entire about the same time by Mr. Morgenthau

blank pages are so placed in order that the were the following; A great hotel centra user of the book may be able to jot down facing Central Park. Fifth avenue above 59th street to be reports of sales, leases and public improvements opposite the block affected by the turned into a section of high class apart-

ment hotels, and family hotels like those in Paris, where strangers spend the winter

If the realty history of that part of the Sixth avenue between 23d and 23d streets city lying west of Broadway and south of changed into a good retail and amusement

Amusement centre moved up to and around the New Theatre and from that young and brainy realty men who, after running up to the 72d street express sta-

tion of the subway. Robert E. Dowilng, president of the City He is at present trying to prevent the Besides, new owners were found for some order about removing all street encroach. Investing Company, is one of the most ments from seriously affecting the old way astute operators this city has ever had. His opinions on realty affairs command

widespread attention. Here are his views on several pertinent J. Clarence Davies has been a member of the Real Estate Board of Brokers since its subjects: "No property to the world is held organization in 1896. Unity and strength in stronger hands than the real estate on the strength in stronger hands than the real estate on Manhattan Island. For the investor than Manhattan Island. For the investor there who have the best interests of the market is about as small probability of loss as there can be in any investment. Few districts fail to show a value greater now than is

The Bronx he once said: "When I am was twenty years ago. asked at my office how I advise people to "Holders of real estate are most tenawest in real estate in The Bronx, I inclous. Where there are a thousand people who will sacrifice Stock Exchange securicariably give one answer: Buy, if you can ties at panic prices you might find one who will sacrifice real estate in any secsomething if you can with a building on it tion at any time.

Several brokers were relating to one another last week what they considered to be the most profitable investments in The Bronx. "I think Franklin A. Wilcox," said Morgenthau predicted that 57th street would be the great retail street and the natural avenue for the distribution of Openaboro Religious to the control of the protection of

story dwelling house on a lot 20x80 feet, at term. The bond guaranteeing the erection the northwest corner of Park avenue.

#### In 57th Street.

Henry Bendell recently leased for busi- \$7,000,000. northwest corner of 68th street and Madi- 10 and 12 West 57th street. Last week the nue and No. 28 East 30th street, eight four two dwelling houses Nos. 37 and 39 West story dwelling houses at the southeast parcels have a frontage of 584 and a depth | The quick resale of the Fourth avenue of 100.5 feet.

> the street is now nearly \$1,56) a front foot. It will probably be about \$10,000 a front foot in about a year.

house, on a lot 25x100.5 feet, held last week by Joseph P. Day, \$101,000 was paid for the Realty Holding Company. The seller pur-West 57th street, a four story dwelling property by R. T. Oliver. That is at the chased the house through the same brokers rate of \$1,940 a front foot. The property is last week. The buyers will erect on the 25 feet east of the Sherwood Studio Build- plot a sixteen story building, to be ready ing, at the southwest corner of 57th street and Sixth avenue.

### Big Midtown Lease.

estate of William Astor to the Twenty-four which occupies the entire block front from West Thirty-third Street Company, Daniel 184th to 185th street, on a plot 179,10 feet

Before disposing of the house Mr. Siegel story and basement freproof store and loft The Dorchester is one of the most imposerect at No. 18 a six story and basement A. C. & H. M. Hall. In the upper Park avenue district Ed- building, having a frontage of 25 feet, thus Pease & Elliman have sold for Mrs. ward F. McLaughlin got a fine investment insuring perpetual light on the easterly side Levi C. Welt, widow of the former presiby the purchase of the two five story flat- of the twelve story structure in the upper dent of the Adams Express Company, No.

ton, president of the American Real Estate over, Ella L. Rewland was reported to story building to one tenant for a long ton, president of the American Real Estate have sold No. 75 East 66th street, a four story building to one tenant for a long tone tone. The bond guaranteeing the erection of the buildings was arranged for by the National Surety Company The transaction involved a total of over

> 37th street were leased for Bainbridge corner of 39th street and Madison avenue Colby and the Benton Realty Company to were bought by Charles Kaye as a site for a retail business concern. The combined a twenty-two story store and loft building.

property was another midtown transaction The market value of sites in this part of reported last week. The parcel sold comprises a group of old buildings at No. 424 to 432 Fourth avenue and Nos. 49 and 51 East 29th street, with a frontage of 107.0 At a partition sale of the premises No. 54 feet in the avenue and 80 feet in the street.

The property was sold for Samuel K.

Plans were filed for the construction of a twelve story loft building on the block change of ownership to a plot 100x100 feet front on the east side of Fourth avenue at the northwest corner of 115th street and between 25th and 28th streets for Irons &

Mr. and Mrs. Henry J. Gelien, of No. 508
First street, announce the engagement of their daughter, Miss Marion Gelien, to Bavilla and their daughter, Miss Marion Gelien, to Bavilla and Boston. In order to be as well much as Chicago, and one-fourteenth as much as Chicago, and one-fourteenth as much as Chicago, and one-fourteenth as much as Boston. In order to be as well much as Boston. In order to be as well of India." will be given in the Music Hall of the Academy of Music Friday, April 12, for the benefit of the House of St. Glies the Cripple. On the committee are Miss Helen Colt, Miss Cornella Henshaw, Miss Marion Litchfield and Mrs. Edward L. Patterson.

Although Miss Carol Barnes Newberry Although Miss Carol Barnes Newberry has been seen little out the Heights, her ensagement of about \$1,000,000 by the syndicate.

Mr. Lucas has been identified with the building of many big co-operative spartment houses, One of the structures occupies of the street, it will be equipped to the interesting and an investment of about \$1,000,000 by the much as Chicago, and one-fourteenth as much as Chicago, and Paul Jones, a six story apartment house

The lessees will erect on the site a twelve the transaction were Mark Rafalsky & Co.

12 East 52d street. It is one of the finest The building will be completed on or dwelling houses in the section and occu-

BROOKLYN ADVERTISEMENTS. | BROOKLYN ADVERTISEMENTS. | BROOKLYN ADVERTISEMENTS.

# ABRAHAM AND STRAUS.

# EASTER SALES

## Women's \$39.75 Sample Suits, \$29.75 Smart Tailor Made Highest Grade Effects.

SOME OF THE FINEST TAILORED SUITS turned out for this season are included in this remarkable sale, with Easter only two weeks away. They are the samples of a firm famous for the high quality of their goods, excellent, painstaking, stylish workmanship, using only the best materials

Fabrics are serges, cheviots, black and white stripes, plain white, Bedford cord and silk serges. There are some strictly plain tailored, but majority are trimmed elaborately with laces, satin bands, embroidery and Turkish toweling in the fascinating way of the day. None C. O. D. or on approval.

NOTE—If you were here at our formal style showing you will know that there is no store in this city with such

a complete and satisfactory line of the new style Suits, the wanted styles and fabrics, at prices very moderate, at

\$15.00 to \$110.00

## Unmatchable Millinery Offerings \$8,\$10 and \$12 Trimmed Hats at \$4.95

A MEZZANINE FLOOR OFFERING that will amaze you. Just 250 tailored Hats, the samples of one of the highest class producers of simply trimmed Hats. Beautiful hemp shapes, Milan, leghorn, etc., with only a band, a wing or ornament, jaunty, stylish, becoming; others are of material that is extreme, yet in good taste; close fitting Hats in evidence, but plenty of the larger styles. A becoming Hat for every woman who calls.

Special at \$2.95 for Monday.

Hundreds of dainty little street shapes, made on frames or blocked forms, very simply trimmed but ex-



UNTRIMMED HATS IN GREAT ASSORTMENT. Mezzanine Floor, Rear, East Building. GREATEST VALUES TO BE FOUND IN THE CITY-50 DOZEN in a special sale Monday of fine French chip shapes, all the most wanted styles, full face of black velvet; \$3.50

\$1.25 Chip and Milan Shapes, 59c. Each.

Black chip and patent Milan, good staple and medium shapes, with plenty of the black.

THE WHOLE WORLD CONTRIBUTES to our unmatchable display of the season's newest shapes, the sorts used by leading Paris milliners—adapted and modified for American taste. If it's new and worth while, it is here. Prices, \$2.45, \$3.95 up to \$8.75.